

PETITION NUMBERS:	0803-SPP-01
APPROXIMATE ADDRESS:	20416 Grassy Branch Road.
PETITIONER:	CR White Aurora LLC
REQUESTED ACTION:	Primary Plat Review of Phases 1, 2, and 3 of the Aurora Planned Unit Development.
CURRENT ZONING:	Aurora PUD
CURRENT LAND USE:	Agricultural, Single-Family Dwellings
ASSOCIATED PETITIONS:	0803-DP-01
EXHIBITS:	1. Staff Report, WCD,03/03/08 2. Petitioner's Submittal, 02/22/08

PETITION HISTORY

0607-PUD-09 Aurora PUD, approved 12/06

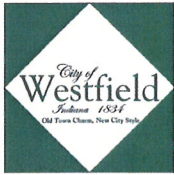
PROCEDURAL

- The March 3, 2008 Workshop Meeting represents the first appearance of the Primary Plat for Aurora Phases 1-3.
- Notification of the March 3, 2008 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure on February 20, 2008. Notice of the March 3, 2008 Workshop Meeting was posted to the City web site and at City Hall.
- Petitions for Primary Plat are not approved at Workshop Meetings. The purpose of the Workshop Meeting is to allow Advisory Plan Commission members and the public to become familiar with pending petitions, identify issues, and inquire as to potential modifications prior to the full Advisory Plan Commission public hearing.

STAFF INTRODUCTIONS

The Aurora PUD District includes approximately 315 acres, and generally extends from the south side of the intersection of State Road 38 and Grassy Branch Road to the intersection of US 31 and 202nd Street. Terms of the Aurora PUD District provide for single-family attached dwellings, multi-family dwellings, commercial uses, industrial uses, and a public park area. A legal drain (Beals & Cox) crosses the subject site from north to south along the west side of the Grassy Branch Road right-of-way. A portion of the 203rd Street right-of-way is located within part of the Aurora PUD anticipated to develop with industrial and multi-family uses, and will likely be vacated as development progresses.

Terms of the Aurora PUD provide for the development and planning of major infrastructure elements in advance of submittal for approvals for individual sites. The Primary Plat for Phases One, Two and Three would establish the approximate location of roads, sewage, and storm water management facilities. The Primary Plat would further establish preliminary locations for



“blocks,” which would be developed into quad-unit single-family attached dwellings, or commercial or industrial uses. Individual “quad” dwellings can be constructed with no further review or approval by the APC after approval of a Development Plan and associated Primary Plat. Individual commercial or industrial developments on individual sites will require separate submittal and approval by the APC prior to construction.

Dedication of easements and public rights-of-way, along with the establishment of individual property lines will be accomplished through the submittal of Secondary Plats.

PLAT REQUIREMENTS

Thoroughfare Plan-Feb 2007

The terms of the Aurora PUD included road construction specifications that were established prior to the February 2007 adoption of the current Thoroughfare Plan. WPWD has indicated a desire to see the roads proposed within the Aurora PUD adhere to the current Thoroughfare Plan specifications. As of the date of this report, the petitioner is working with WPWD to resolve the discrepancies where possible. WPWD will provide WCD with a statement indicating whether this issue has been resolved prior to this petition appearing before the APC for public hearing.

Parks & Recreation Master Plan-Dec 2007

The submitted Primary Plats do not include the area proposed to be dedicated to the City as a public park. The area proposed to be dedicated as a public park is anticipated to be conveyed in a later phase, beginning some time in 2010.

Water & Sewer System

WPWD has provided comments regarding the provision of water and sewer service to the subject site. As of the date of this report, the petitioner is working with WPWD to resolve the discrepancies where possible. WPWD will provide WCD with a statement indicating whether this issue has been resolved prior to this petition appearing before the APC for public hearing.

Plan Documentation

The terms of the Aurora PUD did not modify the existing subdivision controls included in the Westfield-Washington Township Zoning Ordinance. The submitted Primary Plat is in compliance with the standards of WC 16.04.220 *et al.*

AFS